
2.0 Development Context





Morrisons

Stables Market

Interchange Building

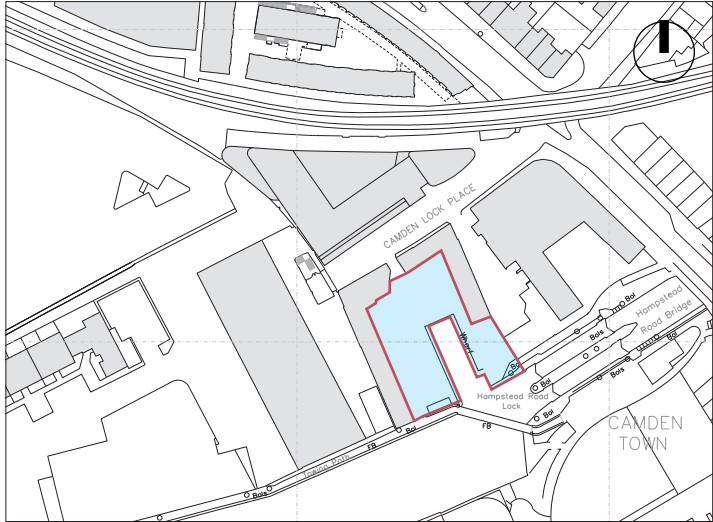
WEST YARD

Camden Lock Market

Hawley Wharf

- Regent's Canal Conservation Area
- Development Site
- West Yard Market

OS Site Location Map



2.1 Site Location & Context

The site is located within Camden Lock Market. The site area is 1142m2 and is adjacent to the Interchange Building which itself is opposite Regents Canal and accessed from Camden Lock Place.

Camden Lock Market forms an integral part of the larger Camden Market as one of five popular markets, including; the Stables Market, the Canal Market (Hawley Wharf – currently being redeveloped), Inverness Street and Union Street Market at Buck Street. The Electric Market, a weekend indoor market at the Electric Ballroom, was formerly the sixth area of the market but this has now closed.

The application site, West Yard, is within the Regent's Canal Conservation area, next to the Grade II Listed Interchange building, and the Grade II Listed structures of the Hamstead Lock and Roving Bridge. Buildings along the north boundary of the site, along Camden Lock Place, are considered positive contributors.



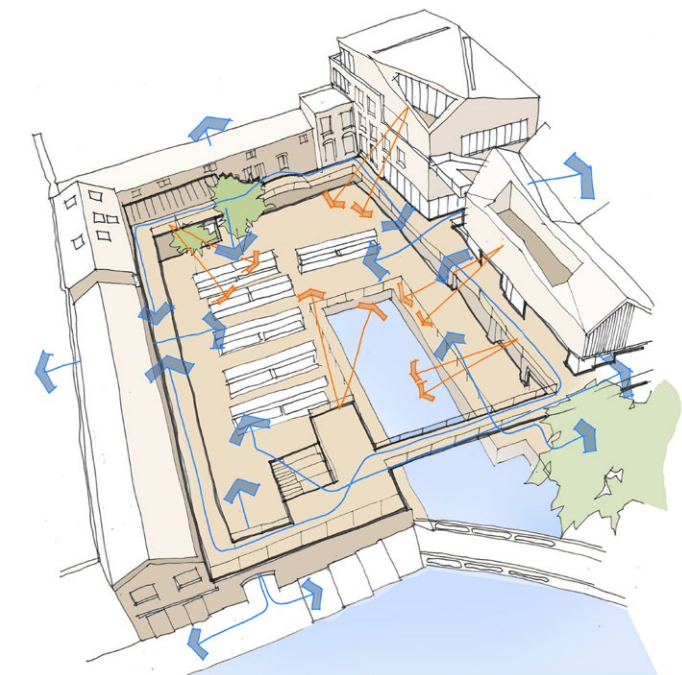
2.2 Camden Lock Market Overview: Approved 22 July 2016

Planning Permission: 2015 / 4774 / P

- Demolition of existing timber Pavilion building, Middle Yard buildings and canopy structures and internal floors in East Yard.
- Construction of new Middle Yard building, comprising basement and part three, part five storeys; single storey Pavilion building; bridge over the canal basin; deck area over Dead Dog Basin; and double pitched roof structure over East Yard.
- Change of use of existing East Vaults for flexible market uses (Classes A) and exhibition/events use (Classes D1 and D2); use of Middle Yard basement as exhibition/events venue (Classes D1 and D2); and use of the rest of the site for market uses (Classes A and B1).
- Ancillary works and alterations to existing structures and surfaces and other public realm improvements.



Consented Scheme: Camden Lock Market Use



Consented Scheme: West Yard Circulation



Pre-Sept 2016: View towards Interchange building, across the stalls within West Yard

2.3 West Yard Context, Pre-Sept 2016

Prior to September 2016, the West Yard site within Camden Lock Market contained 55 No. A5 stalls.

Without sufficient space planning or dedicated circulation routes, the West Yard was sporadic and ad-hoc by nature and construction.

Stalls were made from thin steel sections and pop-up tables, with fabric and lighting clipped onto the framework.

The West Yard suffered from poor circulation, high density and poor sanitation, without capitalising on opportunities for creating much needed public realm space.

This ad-hoc nature is one of Camden Market's unique features, but ultimately became unsustainable for continued and constant use. In September 2016, Kerb took over the West Yard, transforming the site into a more legible, permeable layout with less (34 total) A5 use.



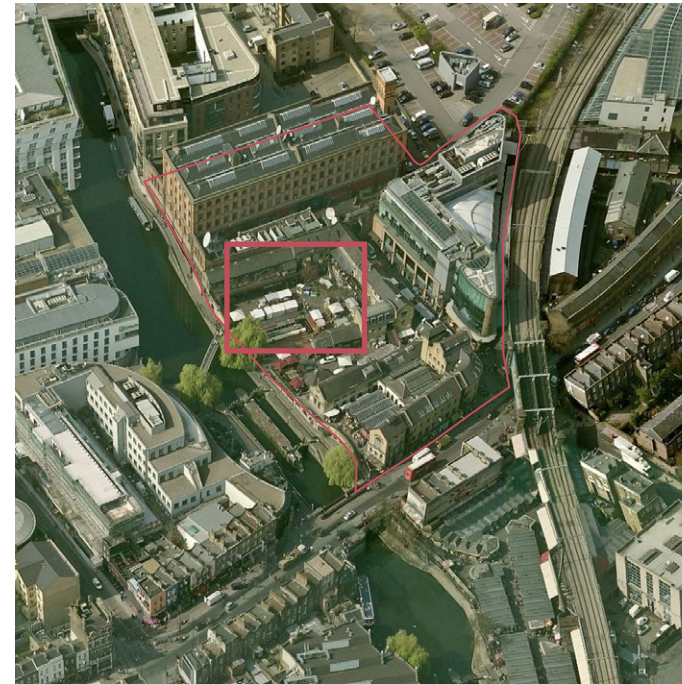
Pre-Sept 2016: 55No. Stalls within the West Yard site



2.4 Existing West Yard Character

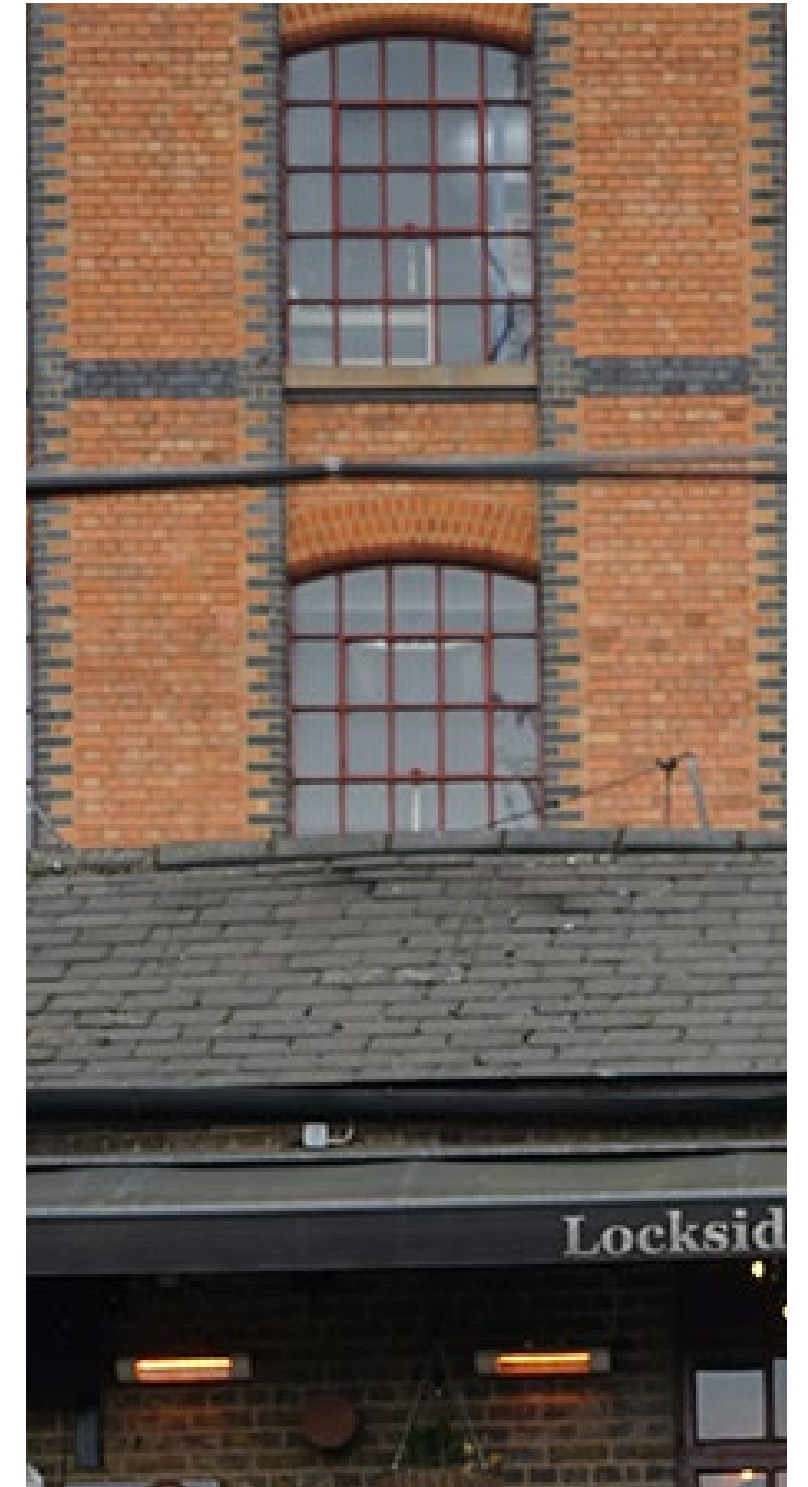
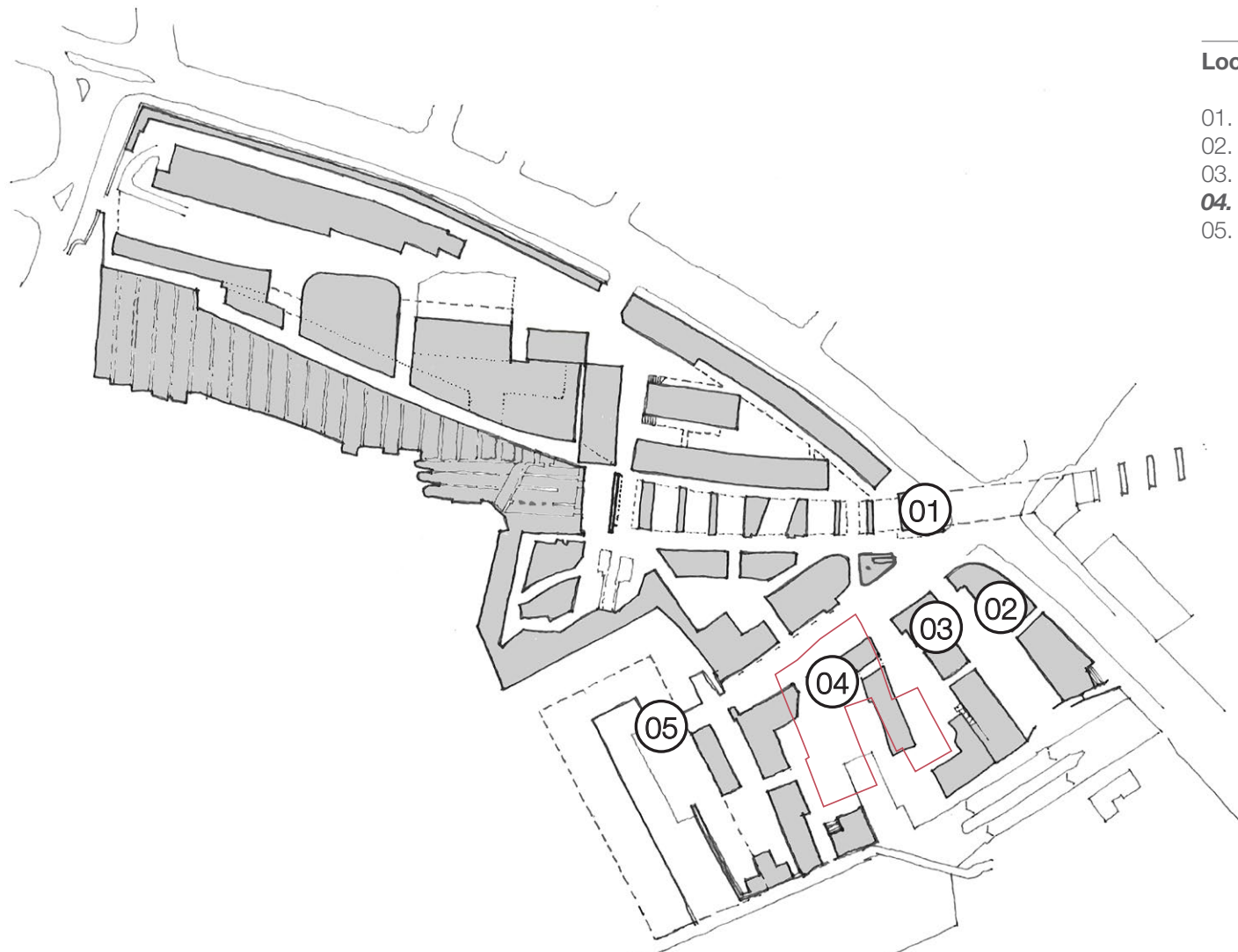
The West Yard is one of Camden Market's most popular public realms, representing the biggest concentration of A5 use after the introduction of the KERB independent food market in September 2016.

The stalls are set against a multi-level historic backdrop, enclosed on three sides by 2-storey brick buildings, and the Regent's canal to the southern border. A first-floor open walkway provides the public with views over the market roofscape, whilst the tight-knit arrangement of stalls, and ad-hoc nature of the constructions make for a varied visitor experience.



Lock Market Character Areas

- 01. Camden Lock Place
- 02. Market Hall
- 03. Middle Yard
- 04. West Yard**
- 05. East Vaults



West Yard historic industrial context